

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

REF: NE1769



North East Commercial
Property & Business Agents

FORMER POST OFFICE / DEVELOPMENT OPPORTUNITY

19 Station Road & Atkinson Terrace,
Wallsend NE28 6RE



- Former Post Office and Delivery Centre.
- Located close to town centre and Metro station.
- Suitable for development or conversion.
- Gross Internal Area circa 836 sq.m. (9,000 sq.ft.).
- Currently configured into offices and consulting rooms.
- Ground Floor Offices circa 348 sq.m. (3,750 sq.ft.).
- First Floor circa 181 sq.m. (1,950 sq.ft.).
- External yard and car parking area.
- FREEHOLD £300,000/OFFERS

0191 487 8566

www.northeastcommercial.co.uk

Location

The property is located at the junction of Atkinson Terrace and Station Road, close to the town centre and directly opposite Wallsend Metro station. The immediate area comprises a mixture of residential, commercial and retail accommodation and there is a free local authority car park directly to the rear of the property.

Transport links are excellent with bus and Metro links immediately outside the building and road access via the A193 and Coast Road is straightforward.

Description

The property comprises an extensive former Post Office and Sorting Office which has been converted to provide modular offices on all floors. The property was going to be used as a healthcare facility but unfortunately, post Covid, the occupier is now no longer able to proceed.

The property would be suitable for various uses, including potential residential redevelopment.

Gross Internal Areas

Ground Floor

Offices circa 3,750 sq.ft. (348 sq.m.)

Lower Ground Floor

Offices circa 680 sq.ft. (63 sq.m.)

First Floor

Offices circa 1,950 sq.ft. (181 sq.m.)

External

Yard



Rates

The premises are assessed as follows:

Rateable Value	£32,500 (2017 list)
Rateable Value	£2,050 (2017 list)

Services

Electricity, Water and Gas are installed.

Tenure

We are informed that the property is a freehold title. Interested parties should seek legal confirmation of this.

EPC

Rating - D.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Viewings

Strictly by appointment with this office.

Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property